



King County

2008 King County Comprehensive Plan Update

Preston Mill

Area Zoning Study

Executive Recommended

Department of Development and Environmental Services

Summary

This area zoning study was conducted to examine a possible expansion of allowed uses at the Preston Mill site to include the selling of locally grown and milled wood products. Currently, wood processing is allowed on the Preston Mill site but on-site sale of these products is not allowed. The Preston Community Club Land Use Committee requested an amendment during the 2008 King County Comprehensive Plan (KCCP) update to allow for wood sales on the mill property as a way to help sustain local forestry.

Background and Analysis

The Preston Mill site was recognized as a nonconforming land use by the Snoqualmie Valley Community Plan. Considered part of the Preston Rural Neighborhood Center, the Forest zoning was applied so the historical use of the site as a mill could be allowed to continue. Additionally, the small store that was on the site was also recognized with Neighborhood Business zoning. Development conditions were applied to limit usage of the site to those related to the mill and store's operations. Currently, the KCCP land use designation for the Mill Site is Rural Neighborhood. The zoning for Tax Parcel Number 3324079013 is Forest with a P-suffix development condition (F-P). Tax Parcel Number 6893300620 is zoned Forest with a P-suffix development condition on the majority of the property and Neighborhood Business with a P-suffix development condition on the remainder (F-P/NB-P).

The following 3 P-suffix development conditions now exist on the mill site:

The **SV-P17 Preston F:P** P-suffix development condition permits the Preston Mill to continue operating as a legal land use. Primary processing is permitted outright. A Conditional Use Permit

is required for any legal uses beyond primary processing.

The **SV-P12 Preston: Neighborhood Business** P-suffix development condition applies to the Neighborhood Business portion of the Preston Mill site and extends to adjacent parcels. This development condition limits use of the property to a small convenience store not exceeding 3,000 square feet of gross floor area. As this applies only to the Neighborhood Business portion of the Preston Mill site, the Forest zoned portion is not affected.

The **SV-P21 Preston Mill** P-suffix development condition restricts uses on the property, including the sale of wood products. The access, buffer, and building scale requirements of the development condition are ancillary to the issue of land usage.

King County Code (KCC) 21A.08.070 does not allow forest product sales, including milled wood products, on Forest zoned properties.

Conclusion:

Allowing the sale of locally grown and milled wood products will provide additional opportunities to maintain a viable local forest industry.

The SV-P17 P-suffix development condition currently allows uses beyond primary processing through a Conditional Use Permit on the Forest zoned properties. Amending the KCC to allow forest sales as a conditional use would be consistent with this P-suffix development condition. No amendment is required to this development condition.

The SV-P12 P-suffix development condition restricts uses on the Neighborhood Business portion of the site to a small convenience store. Although wood product sales would be restricted on this portion of the Preston Mill site, no rezone from Neighborhood Business or removal of the P-suffix development condition is recommended. Amending the SV-P12 P-suffix development condition would affect the adjacent Neighborhood Business zoned properties and is not recommended.

The SV-P21 P-suffix development condition restricts uses on the property, including the sale of forest products. Amending this development condition to remove the use limitations would allow the selling of forest products on the property itself, dependent upon an amendment of the KCC to allow forest product sales on Forest zoned properties.

An amendment to KCC 21A.08.070 is required to allow forest product sales on Forest zoned

properties as a conditional use. The Conditional Use Permit would also provide an opportunity for public involvement and development of mitigation measures if necessary.

Executive Staff Recommendation:

No change in the land use designation is recommended.

Amend P-suffix condition SV-P21 as shown:

Preston Mill (Source: Ordinance 11653, Amendment 95A)

In addition to meeting the rural industry development standards under K.C.C. 21A.14, the following P-suffix conditions apply to the subject property:

a. Access

1. A new controlled access road from Upper Preston Road shall be required. All Industrial, commercial and residential uses shall directly connect off-street parking to the access road to avoid additional congestion along SE High Point Way/Preston Fall City Road.

2. Pedestrian access to open space, trails and residential neighborhoods shall be provided where feasible.

b. Buffers

Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide additional buffering between land uses and the transition to the Preston rural neighborhood. Buffer types shall include the following:

1. All new development or re-development shall provide a landscaped buffer between each separate building site and adjoining uses and scenic vistas. Type 1 landscaping shall be required between the Raging River and residential or commercial development, and between residential development and commercial uses.

2. Easements shall be provided for all trail segments identified in the Village Trail Plan component of the Village Development Plan. Pedestrian access to the trails of the village trails plan and the Raging River shall be provided where feasible. All new development or re-development shall provide a landscaped, natural buffer along the trail easements identified in the Village Trail Plan. Landscape design shall be designed in cooperation with the parks division to promote uniform corridor development of the trail system.

3. Any new development or re-development shall be required to complete their portion of the Reforestation Program component of the Village Development Plan. New development or re-development shall preserve and restore natural vegetation of the hillsides and woodlands that stretch along Upper Preston Road, SE High Point Way/Preston Fall City Road and the Sodeman Creek/Raging River corridor to visually buffer the mill site from the major roadways into Preston.

c. Building Scale

All new development or re-development shall be of a scale, modulation, materials and color that will transition with the surrounding land uses including the Old Preston Store, village open space, trails and rural residential neighborhoods.

~~((d. _Permitted Uses~~

~~Permitted uses with the Community Business zone in the subject property shall exclude normally permitted uses that incorporate extensive outdoor storage and auto-related uses. Retail of wood from the Preston Mill and related products is encouraged. Mixed use of these properties to develop housing of a scale and density compatible with the surrounding village is also encouraged.~~

~~Permitted uses within any Industrial zoned portions of the subject property shall limit institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities. Heavier industrial uses; uses providing substantial waste by products or wastewater discharge; or paper, chemical and allied products manufacturing uses shall be prohibited. The Preston Mill shall be encouraged to remain as the principle use.))~~

~~((e))d. _Environment~~

~~1. _Stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 2- and the 100-year events.~~

~~2. _Any stormwater discharges shall provide source control best management practices and treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids.~~

~~The subject property consists of tax lots 3324079013, 6893300620 and 6893300401.~~

Amend King County Code 21A.08.070 to allow the sale of locally grown and milled forest products in the Forest zone as a Conditional Use. Add a footnote limiting size of sales area.

Current Development Conditions

SV-P17 Preston F:P

Description

Preston: F-P

Development Condition Text

Preston: W 33-24-7: F-P (Source: Snoqualmie Valley Community Plan and Area Zoning, p. 144)

The purpose of this zoning is to permit the Preston Mill to continue to operate as a legal land use. Current operations at the mill are considered to be primary processing and as such are outright permitted uses under the F zone. A Conditional Use Permit would be required for uses beyond primary processing activities, such as film drying.

Ordinance

12824

Effective Date

August 18, 1997

Changes

N/A

SV-12 Preston: Neighborhood Business

Description

Preston: Neighborhood Business

Development Condition Text

Preston: Neighborhood Business(NB-P) (Source: Snoqualmie Valley Community Plan and Area Zoning p.45)

The following P-Suffix conditions shall apply:

1. The only use allowed at this site is a small convenience store not to exceed 3,000 square feet of gross floor area.
2. Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where NB zoned properties abut rural or resource lands.

Commercial Screening Matrix

_Commercial Property Zoning

Adjacent Property Zoning_NBNeighborhood Business_RBRegional Business_IIndustrial
RA(Rural Area)_Type I Buffer30' Depth_Type I Buffer30' Depth_Type I Buffer50' Depth
F (Forest)A (Agricultural)_Type I Buffer30' Depth_Type I Buffer50' Depth_Type I
Buffer50' Depth

(Source: Snoqualmie Valley Community Plan Area Zoning; p. AZ-36)

Ordinance

12824

Effective Date

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Changes

N/A

SV-P21 Preston Mill

Description

Preston Mill

Development Condition Text

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